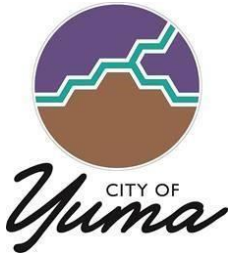


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on Monday, February 13, 2023, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

	<p style="text-align: center;">Agenda Summary Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza Yuma, AZ Monday, February 13, 2023, 4:30 p.m.</p>
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A. CALL TO ORDER **4:30 PM Chairman Chris Hamel, Vice-Chairman Lorraine Arney and Commissioners Joshua Scott and John Mahon were present. Commissioners Ashlie Pendleton, Branden Freeman and Edgar Olvera were absent.**

B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES –

January 23, 2023

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

Motion by Arney, second by Scott to APPROVE the Consent Calendar as presented. Motion carried unanimously, (4-0) with three absent.

C. ACTION ITEMS – NONE

D. PUBLIC HEARINGS – NONE

D.1 ZONE-40827-2022: *This is a request by Dahl, Robins, and Associates, on behalf of Saguaro Desert Land, Inc., to rezone approximately 7 acres from the Agriculture (AG) District to the Medium Density Residential (R-2) District, for the property located at the northwest corner of E. 24th Street and S. Avenue 9E, Yuma, AZ.*

Motion by Arney, second by Scott to APPROVE ZONE-40827-2022 as presented. Motion carried unanimously, (4-0) with three absent

D.2 ZONE-40917-2022: *This is a request by Dahl, Robins, and Associates, on behalf of Yuma Real Estate, LLC, to rezone approximately 20 acres from the Agriculture (AG) District to the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at the northeast corner of E. North Frontage Road and S. Avenue 3E, Yuma, AZ.*

Motion by Scott, second by Mahon to APPROVE ZONE-40917-2022 as presented. Motion carried unanimously, (4-0) with three absent.

D.3 ZONE-40918-2022: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Maha, LLC, to rezone approximately .87 acres from the Agriculture (AG) District to the Limited Commercial (B-1) District, for the property located at 2774 S. Avenue B, Yuma, AZ.*

Motion by Scott, second by Mahon to APPROVE ZONE-40918-2022 as presented. Motion carried unanimously, (4-0) with three absent.

D.4 GP-40777-2022: *This is a General Plan Amendment request by Ibrahim Osman, P.E., on behalf of Bio Realty Group, LLC, to change the land use designation from Low Density Residential to Mixed Use for approximately 9.42 acres, for the properties located at 868 S. Avenue B and 920 S. Avenue B, Yuma, AZ.*

Motion by Arney, second by Mahon to APPROVE GP-40777-2022 as presented. Motion carried unanimously, (4-0) with three absent.

D.5 ZONE-40751-2022: This is a request by Colvin Engineering, on behalf of Hardknocks Limited Partnership, to rezone approximately 10 acres from the Low Density Residential (R-1-40) District to the Recreational Vehicle Subdivision (RVS) District. These properties are located between 36th Street and 40th Street, west of Avenue 10E, Yuma, AZ.

Motion by Scott, second by Arney to APPROVE ZONE-40751-2022 as presented. Motion carried unanimously, (4-0) with three absent.

E. EXECUTIVE SESSION – NONE

F. INFORMATION ITEMS

F.1 STAFF

F.2 COMMISSION

F.3 PUBLIC – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN 4:54 PM

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).